

City of Colorado Springs
Land Use Review Division
30 S. Nevada Ave. Suite 701
Colorado Springs, CO 80903

Sept 25, 2022

Attn: Neighborhood Services/Code Enforcement

In February of 2022, eleven neighbors in Eagle Vista Estates of the Eagle Rock Neighborhood signed a letter objecting to the STR at 5135 Wild Rose Lane being rented in violation of city code. A copy of that letter is attached.

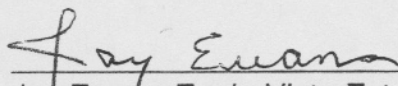
There was an expectation that the city of Colorado Springs Code Enforcement and/or the City Councilman representing District 1 would enforce the city code and not permit the owners to continue to operate a non-owner occupied STR in violation of their Owner-occupied STR permit.

The City has done nothing in this regard and for the past nine months, the owners have flagrantly violated the terms of their permit and the city code. They have not lived at this property since completing their move out in January 2022.

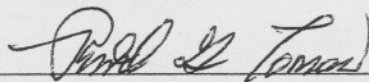
We were told by Sean Cope who was assigned this case #2201178 in Code Enforcement, that the City's definition of Owner-Occupied is so nebulous and ill-defined that it is almost impossible to enforce. Apparently, there are no regulations that require owners to prove that they live at the property or to certify that fact under penalty of perjury when they have a city permit to operate an **owner-occupied** short-term rental.

The one-year renewal for a STR permit at 5135 Wild Rose Lane is coming up in October 2022 and there is no justification for renewing this permit and no evidence of the owners complying with the terms of the current permit.

THEREFORE, THE 15 PROPERTY OWNERS IN EAGLE VISTA ESTATES WHO HAVE SIGNED BELOW, REQUEST THAT A STR PERMIT NOT BE RENEWED FOR 5135 WILD ROSE LANE AFTER THE CURRENT PERMIT EXPIRES.



Jay Evars, Eagle Vista Estates Architectural Control Committee (ACC)
5120 Wild Rose Lane



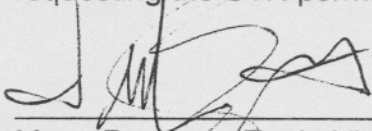
Ronald Toman, President, Eagle Rock Neighborhood Inc
5155 Wild Rose Lane (adjoining property)

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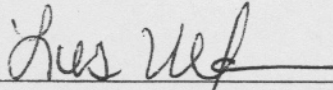
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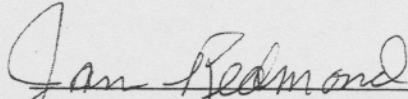
These additional neighbors/owners in Eagle Vista Estates who have signed below are requesting the STR permit referenced on Page 1 not be renewed.



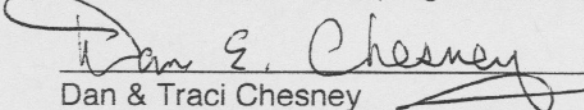
Marty Barnhart, Eagle Vista Estates. ACC
5180 Wild Rose Lane



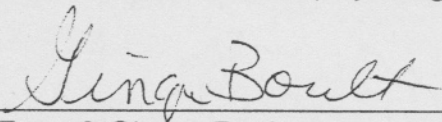
Les Ulfers, Eagle Vista Estates. ACC
5130 Wild Rose Lane



Hight & Jan Redmond
5110 Wild Rose Lane (Eagle Vista Estates)




Dan & Traci Chesney
5115 Wild Rose Lane (adjoining property)



Terry & Ginger Boulton
5140 Wild Rose Lane (across the street)



John & Connie Williams
5150 Wild Rose Lane (across the street)



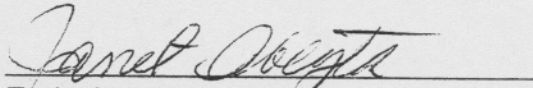
Scott & Kim Kime
5160 Wild Rose Lane (Eagle Vista Estates)

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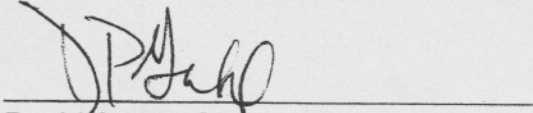
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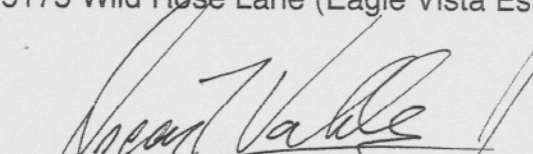
Ernie & Janet Abeyeta
5165 Wild Rose Lane (Eagle Vista Estates)



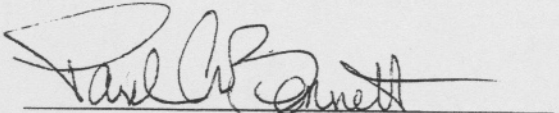
David & Lisa Guhl
5170 Wild Rose Lane (Eagle Vista Estates)



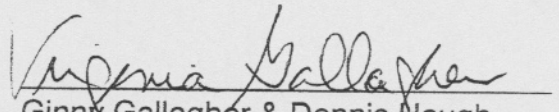
Stu & Abby Davis
5175 Wild Rose Lane (Eagle Vista Estates)



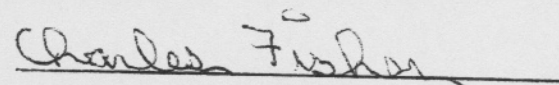
Oscar & Rose Valdez
880 Eagle Rock Road (Eagle Vista Estates)



Paul & Janice Bennett
890 Eagle Rock Road (Eagle Vista Estates)



Ginny Gallagher & Dennis Haugh
910 Eagle Rock Road (Eagle Vista Estates)



840 EAGLE ROCK RD